

Sec. A

ATTEST: John M. Pickens SECRETARY

ARTHUR R. DAVANT COMPANY, INC., MORTGAGEE

BY: Arthur R. Davant

Mrs. Mattie M. Richert MORTGAGEE

ATTEST: John M. Pickens

STATE OF TENNESSEE,  
COUNTY OF SHELBY:

BEFORE ME, A NOTARY PUBLIC, OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ROWLETT W. SNEED, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF SOUTHAVEN LAND COMPANY, INC., THE WITHIN NAMED BARGAINOR, AND THAT HE AS SUCH PRESIDENT BEING AUTHORIZED SO TO DO, SIGNED AND DELIVERED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS THIS 21<sup>st</sup> DAY OF June, 1963.

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCT. 3, 1963

William H. Boyer  
NOTARY PUBLIC

STATE OF TENNESSEE,  
COUNTY OF SHELBY:

BEFORE ME, A NOTARY PUBLIC, OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JOHN M. PICKENS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE VICE-PRESIDENT OF UNION PLANTERS NATIONAL BANK. THE WITHIN NAMED BARGAINOR, AND THAT HE AS SUCH VICE-PRESIDENT BEING AUTHORIZED SO TO DO, SIGNED AND DELIVERED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE BANK BY HIMSELF AS VICE-PRESIDENT. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS THIS 21<sup>st</sup> DAY OF June, 1963.

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCT. 3, 1963

John M. Pickens  
NOTARY PUBLIC

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT WE HAVE SURVEYED THE PARCELS OF LAND SHOWN HEREON AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY THEREOF, AND THAT SAME IS TRUE AND CORRECT.

PICOTT AND PORTER, ENGINEERS  
BY: W. H. Porter  
W. H. PORTER, CIVIL ENGINEER  
MISSISSIPPI LICENSE NO. 2303

THIS PROPERTY IS TO BE DEVELOPED UNDER THE PROVISIONS OF "A-2" RESIDENTIAL ZONING.

BUILDING RESTRICTIONS:

THESE COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 1989, AT WHICH TIME SAID COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE 10 YEAR PERIODS UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF LOTS IN THIS SUBDIVISION, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS, LIMITATIONS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, LIMITATIONS OR RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS.

INVALIDATION OF ANY ONE OF THE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL NUMBERED LOTS TO BE FOR RESIDENTIAL USE ONLY AND ARE NOT TO BE RESUBDIVIDED.
2. MINIMUM FRONT YARD SETBACK TO BE 35 FEET.
3. SIDE YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, ONE WITH A MINIMUM WIDTH OF 10 FEET AND THE OTHER WITH A WIDTH OF 5 FEET.
4. NO PORCHES OR OPEN CARPORTS MAY BE INCLOSED WITHOUT A PERMIT FROM THE PROPER AUTHORITIES OF DESOTO COUNTY.
5. AN UNATTACHED ACCESSORY BUILDING, NOT FOR LIVING PURPOSES, MAY BE ERRECTED IN THE REAR YARD.
- \* 6. THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS, SHALL BE 900 SQUARE FEET AND FOR ONE AND ONE-HALF AND TWO-STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS, SHALL BE 800 SQUARE FEET.
7. NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN OR OTHER STRUCTURE OF A TEMPORARY NATURE IS TO BE USED AS A RESIDENCE AT ANY TIME.
8. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 7<sup>th</sup> DAY OF August, 1963.

W. H. Porter PRESIDENT James P. Lipton CLERK OF THE BOARD

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION, ON THE 22<sup>nd</sup> DAY OF July, 1963.

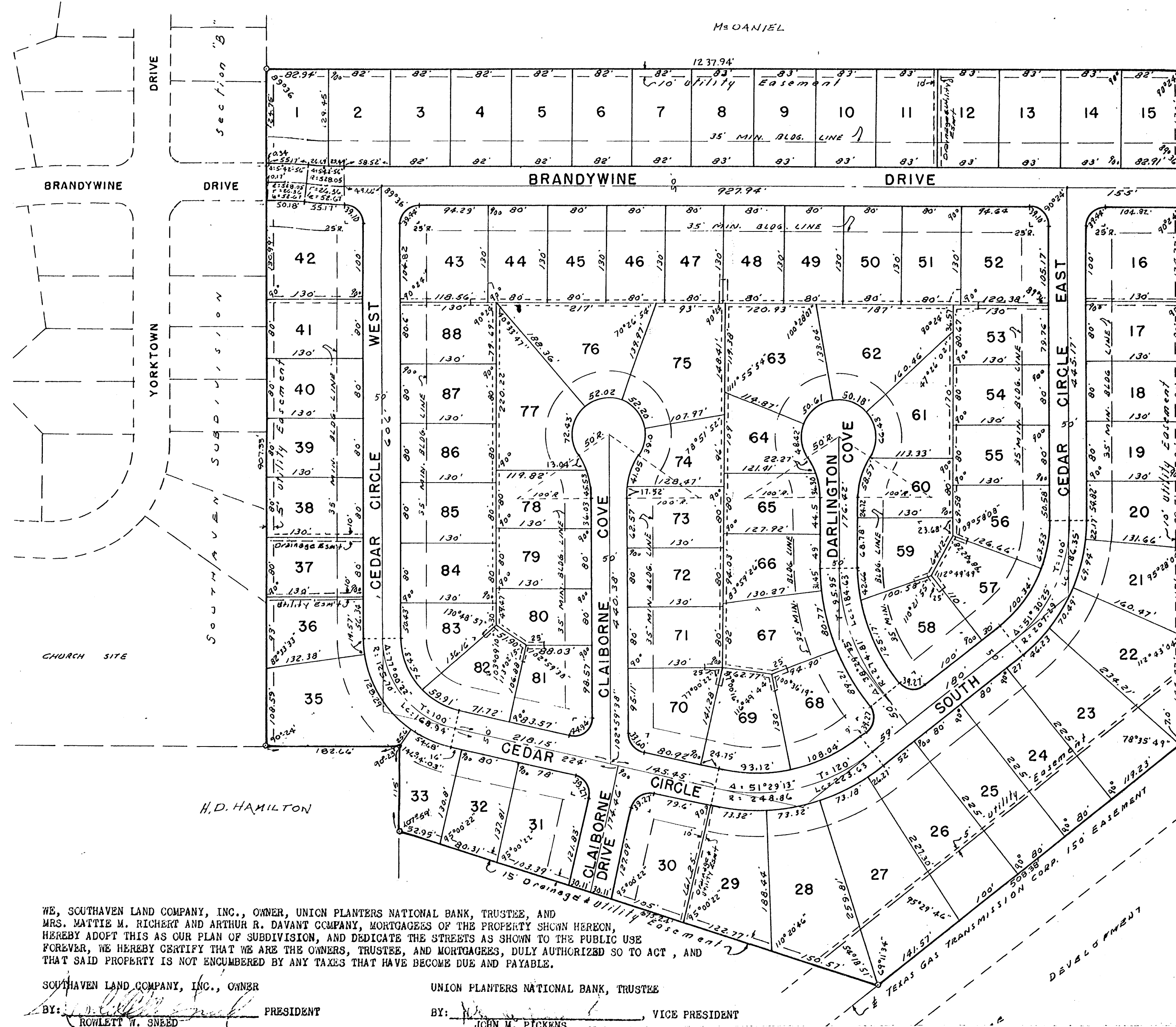
Robert A. Brown PRESIDENT ATTEST: James P. Lipton SECRETARY

STATE OF MISSISSIPPI,  
COUNTY OF DESOTO:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3 O'CLOCK ON THE 12<sup>th</sup> DAY OF September, 1963, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 3, PAGES 13 & 14.

James P. Lipton  
CHANCERY COURT CLERK

\* Amended Restrictive Covenants recorded in  
Warrenty, Head Book 56, page 474 this  
November 25, 1963.  
James P. Lipton  
Chancery Clerk



STATE OF TENNESSEE,  
COUNTY OF SHELBY:

BEFORE ME, A NOTARY PUBLIC, OF THE STATE AND COUNTY AFORESAID,  
PERSONALLY APPEARED ARTHUR R. DAVANT, WITH WHOM I AM  
PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO  
BE PRESIDENT OF ARTHUR R. DAVANT COMPANY, INC., THE  
WITHIN NAMED BARGAINOR, AND THAT HE AS SUCH ARTHUR R. DAVANT  
BEING AUTHORIZED SO TO DO, SIGNED AND DELIVERED THE FOREGOING  
INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME  
OF THE CORPORATION BY HIMSELF AS PRESIDENT. IN WITNESS  
WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL  
AT MY OFFICE IN MEMPHIS THIS 27 DAY OF JUNE, 1963.

MY COMMISSION EXPIRES: SEPTEMBER 10, 1965  
ARTHUR R. DAVANT  
NOTARY PUBLIC.

STATE OF TENNESSEE,  
COUNTY OF SHELBY:

BEFORE ME, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID,  
PERSONALLY APPEARED MRS. MATTIE M. RICHERT, MORTGAGEE OF THE  
PROPERTY SHOWN HEREON, WITH WHOM I AM PERSONALLY ACQUAINTED  
AND WHO UPON HER OATH ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED  
THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN  
WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY  
NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, THIS 27 DAY OF JUNE  
1963.

MY COMMISSION EXPIRES: SEPTEMBER 10, 1965

SECTION "A"  
**CARRIAGE HILLS SUBDIVISION**  
308 ACRES OF SECTION 23, T15, R8W  
DESOTO COUNTY, MISSISSIPPI  
MAY 1963 SCALE 1"=100'  
PIGOTT & PORTER, ENGINEERS  
1212 COLUMBIAN MUTUAL TOWERS  
MEMPHIS, TENNESSEE

GRAPHIC SCALE IN FEET  
100' 50' 0' 100' 200'